

CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor
Jane Day, Mayor Pro-Tem
Sam Derting
Michael J. Hudson
Michael A. Segala



CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585

Incorporated October 9, 1868

CITY COUNCIL MEETING

First and Third Tuesday
Every Month

HOUSING POLICY
DEVELOPMENT, HCD

March 25, 2008

APR 02 2008

Ms. Jennifer Seeger

Department of Housing and Community Development
Division of Housing Policy Development
1800 3rd Street, Room 430
Sacramento, CA 95814

Re: Suisun City Housing Element Annual Progress Report

Dear Ms. Seeger,

Enclosed, please find the Housing Element Annual Progress Report for the City of Suisun City, CA. On March 20, 2008 the City Council reviewed and authorized submission of the attached Report. We appreciate your acceptance of this Report and look forward to working with you in the future.

Cordially,


SUZANNE BRAGDON
CITY OF SUISUN CITY MANAGER

F-002

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
REDEVELOPMENT AGENCY 421-7309 FAX 421-7366

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RESOLUTION NO. 2008-41

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF
THE CITY OF SUISUN CITY HOUSING ELEMENT FOR 2006-07 TO STATE OF
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

WHEREAS, Government Code Section 65400 requires that all cities and counties submit reports to the State of California Department of Housing and Community Development on the agency's progress in implementing its housing element; and

WHEREAS, the City of Suisun City completed its report and presented the report to the City Council for its review and acceptance on March 18, 2008; and

WHEREAS, the Community Development Director is directed to file the progress report with the State of California, Department of Housing and Community Development; and

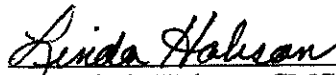
WHEREAS, as evidenced by the content of the progress report, Exhibit A, the City of Suisun City has made progress in the implementation of the adopted goals and policies contained in its Housing Element.

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Suisun City hereby accepts the attached annual progress report and directs the Community Development Director to file said report with the State of California, Department of Housing and Community Development.

PASSED AND ADOPTED at a special meeting of the City Council of the City of Suisun City held on Thursday the 20th day of March 2008 by the following vote:

AYES:	Councilmembers:	<u>Day, Derting, Hudson, Segala, Sanchez</u>
NOES:	Councilmembers:	<u>None</u>
ABSENT:	Councilmembers:	<u>None</u>
ABSTAIN:	Councilmembers:	<u>None</u>

WITNESS my hand and the seal of said City this 20th day of March 2008.



Linda Hobson, CMC
City Clerk

**Annual Progress Report¹
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code**

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. However, a charter city may have elected to include the annual progress report as one of its goals and objectives in their most recent housing element. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Jurisdiction: **City of Suisun City**

Address: **701 Civic Center Blvd.
Suisun, CA 84585**

Contact **John Kearns**

Phone: **707-421-7337**

Reporting Period: January 1, 2007 to December 31, 2007

A. Progress in meeting Regional Housing Need.

1999-2006 RHNA – New Construction Need

Income Group	RHNA	New Construction Units Permitted 1-1-07 – 12-31-07	New Construction Units Permitted 1-1-99 - 12-31-07	Remaining New Construction Needed
Very Low	191	0	110	81
Low	123	0	64	59
Moderate	256	0	36	220
Above Moderate	434	77	958	0
TOTAL	1,004	77	1,168	360

¹ Suitable for submission for Workforce Housing Program and to meet HCD Annual Report Requirements

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.

Housing Programs

PROGRAM	TIMING	STATUS
Continue to plan for and facilitate private construction of 1,004 dwelling units.	Ongoing	<p>Active Program</p> <p>From January 1, 1999 through December 31, 2007, 1,165 housing units were <i>permitted</i>. More specifically, 110 were permitted at very low, 64 at low, 36 were recorded at moderate, and 955 at moderate or above moderate-income level.</p>
<p>To accommodate the City's RHNA goal for very low- and low-income housing, the City will re-designate and re-zone a maximum of 6.0 acres of suitable land, without physical or environmental constraints, to High Density Residential to facilitate the development of an average of 108 units (assuming the average build out of 18 du/acre from the General Plan), or a maximum of 126 units (assuming the highest range of 21 du/acre from the General Plan).</p>	<p>(3) rezoning completed between 2006-2007</p> <p>Ongoing review of options for potential rezones.</p>	<p>The City rezoned 4.55 acres of commercially zoned land near Sunset and Railroad in January 2006 from commercial service to high density in order to accommodate the construction of Cottonwood Creek Apartments, an affordable 94 unit rental complex to be developed by Bridge Housing. This project was permitted in December 2006 and under construction in December 2007.</p> <p>The City rezoned approximately 8.5 acres near Sunset and Railroad in January from commercial service to medium-density residential to accommodate 69 housing units by O'Brien Homes named Summerwood.</p> <p>The City annexed approximately 22 acres near Blossom and Railroad in March 2006 to single family and commercial service with 9.5 acres approved for 75 housing units and to accommodate future uses. Of the 22 annexed acres, 9.5 acres were dedicated to medium density residential.</p>

PROGRAM	TIMING	STATUS
<p>Original program goal was to conduct an inventory of properties that would be suitable for redevelopment by 2006 and identify the potential number of additional dwelling units on such sites based on the age, condition, and density of existing land uses in relation to zoning or specific plan requirements.</p> <p>Make the inventory available to residential developers. Create additional regulatory and financial incentives to increase the probability that residences will be constructed in commercial zones, either as single-use projects or in mixed use developments, particularly within the City's Downtown Waterfront Specific Plan Area.</p>	<p>Completed inventory of potential sites in June 2005 and ongoing review for options.</p>	<p>The City has updated two property lists. One includes all available properties and the other includes City or Agency owned parcels. Both lists are available to developers.</p> <p><i>Regulatory incentives:</i> The Zoning Ordinance and the Downtown Waterfront Specific Plan was not amended by June 2005 and has not been amended during the 1-1-07 to 12-31-07 planning period. However, it is the City's goal to complete this task within the next fiscal year (prior to June 30, 2009). The Specific Plan allows for flexibility in use and density.</p> <p><i>Financial incentives:</i> Due to the current housing downturn, the City is working with the development community to assist in meeting our housing allocations using Housing Set Aside funds. There are approximately \$8.3 million dollars in Housing Set aside funds for the following purposes:</p> <ol style="list-style-type: none"> 1. Assist in first time home buyer programs for affordable housing; 2. Assist in reducing foreclosures, by providing assistance if low, very low, moderate units; 3. Assist developers in down payment assistance programs for first time home buyers; 4. Assist owners in rehabilitation of affordable housing units; <p>A Transit Oriented Development (TOD) study at and surrounding the train station is nearing completion.</p>

PROGRAM	TIMING	STATUS
<p>Pursuant to State density bonus law, if a developer allocates at least 20% of the units in a housing project to lower income households, 10% for very low-income households, or at least 50% for "qualifying residents" (e.g. senior citizens), the City must either: a) grant a density bonus of 25%, along with one additional regulatory concession to insure that the housing development will be produced at a reduced cost, or b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit.</p> <p>The City reserves the option of granting an additional density bonus to increase the financial feasibility of an affordable housing project.</p>	<p>2001-2007 and ongoing</p>	<p>The City currently offers incentives as a condition of approval. However, Suisun City does support State density bonus law.</p>

PROGRAM	TIMING	STATUS
<p>Provide financial incentives to make construction of very low and low affordable housing economically feasible by applying for state and federal subsidies.</p> <p>Make use of all available programs for which it is eligible to apply and for which eligible projects have been identified. Assist non-profit housing corporations and for-profit developers in applying for state and federal funds for eligible projects.</p> <p>If necessary, the City will provide fee reductions or use Redevelopment Set-Aside Funds to pay permit or impact fees for residential projects containing low and very low affordable housing units.</p> <p>The Redevelopment Agency (RDA) will consider the use of housing set-aside funds as gap financing to provide additional financial incentives when necessary.</p>	<p>2001-2007 and ongoing</p>	<p>If necessary, the City will provide fee reductions or use Redevelopment Set-Aside Funds to pay permit or impact fees for residential projects containing low and very low affordable housing units. The Redevelopment Agency (RDA) will consider the use of housing set-aside funds as gap financing to provide additional financial incentives when necessary.</p> <p>Bridge Housing received pre-development loan financing of \$575,000 from the Redevelopment Agency for affordable units.</p> <p>The City is in negotiations for use of Housing Set Aside funds for the rehabilitation of Continental Apartments (76 units), to be funded in FY 08, through a private developer who is under contract to purchase the units.</p> <p>The City has presented an Inclusionary Housing Ordinance to the Planning Commission and is pending the fee in lieu of study prior to proceeding to City Council for adoption.</p>

PROGRAM	TIMING	STATUS
<p>Seek interested non-profit housing sponsors/developers to make use of available financing techniques for affordable housing projects. Identify for-profit and non-profit housing developers potentially interested in developing affordable housing in the City.</p>	<p>2001-2007 and ongoing</p>	<p>Bridge Housing and Mid-Peninsula Housing Coalition have both been identified as interested non-profit housing developers. Bridge Housing is planning the development of affordable housing in the City.</p> <p>Breezewood Apartments were partially funded by tax-exempt housing bonds issued by California Communities a JPA, in which Suisun City is a participating member of this.</p> <p>The Redevelopment Agency has been contacted by Bridge Housing, a non-profit developer, to pursue purchasing and rehabilitating (and continuing affordability) both Humphrey Place and Almond Gardens.</p> <p>Housing Set-Aside may also be used to support 80+ affordable units at the Crystal school site.</p> <p>The Agency is willing and ready to work with all parties in the creation of affordable housing.</p>
<p>Seek to participate in a joint powers authority to apply for a mortgage revenue bond or a mortgage credit certificate allocation. Investigate at least one allocation and either issue bonds or mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation through the joint powers authority.</p>	<p>Seeked participation from jurisdictions for a joint powers authority in 2002.</p> <p>Ongoing</p>	<p>Although the City has participated in a joint powers authority in prior years, there is no current joint powers authority with which Suisun City is applying for any allocations.</p> <p>The Housing Element, page 6 provides goals for mortgage credit and mortgage revenue bonds.</p>

PROGRAM	TIMING	STATUS
<p>Use RDA funds to supplement state, federal, and private funding sources, if available and if needed, to complete affordable housing projects. The first priority for the RDA housing set-aside funds will be for housing rehabilitation. Remaining funds will be available to supplement other financial sources as needed.</p>	<p>2001-2007 and ongoing</p>	<p>Approximately \$7.2 million of RDA funds were used to supplement other funding sources for Bridge Housing's affordable housing project, Cottonwood Creek Apartments.</p> <p>The City is in negotiations for use of HSA funds for the rehabilitation of Continental Apartments (76 units), to be funded in FY 08, through a private developer who is under contract to purchase the units.</p>
<p>Continue to implement flexible standards that will encourage the creation of second units, while protecting the integrity of single-family neighborhoods.</p>	<p>2001-2007 and ongoing</p>	<p>The City Zoning Code defines second dwelling units in section 18.44.150. The regulatory conditions are minimal and flexible and they protect the integrity of single family neighborhoods in that they require a second unit to architecturally resemble the existing building design and impose minimal space requirements while regulating unit size in comparison to lot size.</p>
<p>Continue to allow manufactured homes on foundations on any land zoned for residential use, subject to the same development standards as site-built housing.</p>	<p>2001-2007 and ongoing</p>	<p>The City does not have any prohibitions against manufactured homes. However, developers have not pursued the development of any manufactured homes in Suisun and there are no manufactured homes in the City.</p>

PROGRAM	TIMING	STATUS
<p>Continue to allow the conversion of commercial space above street level for residential use and other types of residential housing in specified commercial zones according to the Zoning Ordinance and the Downtown-Waterfront Specific Plan. The City promotes this opportunity through the RDA, which meets with interested developers and discusses mixed-use opportunities and may also provide financial assistance for mixed-use projects through its tax increment fund.</p>	<p>2001-2007 and ongoing</p>	<p>The Downtown Specific Plan allows the conversion of commercial space above streets; however, there were no conversions during the reporting period.</p> <p>New construction of mixed use projects has been approved.</p> <p>A TOD study in the downtown area is nearing completion.</p>
<p>Continue to allow construction of duplexes on corner lots and other flexible housing designs according to City design guidelines.</p>	<p>2001-2007 and ongoing</p>	<p>Permitted in RM, RH and PUD zoning. The City does not have any restrictions to the construction of duplexes on corner lots.</p>
<p>Evaluate proposals based upon development standards, the distinctiveness of design and compatibility with existing residential development within the vicinity of the proposal.</p> <p>Evaluate the compatibility with the physical and environmental characteristics of the areas in which a development proposal is to be located and by using the specific plan and planned unit development processes, the City will encourage the distinctiveness of new residential neighborhoods.</p>	<p>2001-2007 and ongoing</p>	<p>Development proposals, including landscape plans are reviewed. Attractiveness and physical environment are among the criteria considered.</p>

PROGRAM	TIMING	STATUS
<p>Revise the Zoning Ordinance to make open space standards for medium- and high-density residential development guidelines rather than mandatory requirements.</p> <p>The objective of the code revision will be to allow for flexibility in the application of open space guidelines by the Community Development Director so that open space requirements do not create a constraint to the achievement of the maximum density otherwise permitted in the medium- and high-density residential zones.</p>	Met	<p>Current zoning code permits flexibility in providing open space in all new development, i.e. in the RM zoning, each one-bedroom apartment must have six hundred square feet of open space in the development (18.12.120). In the RS zoning district only 40 percent of the site can be developed as aggregate cover. Most developments have open space standards. In October 2005 the side yard set backs in the Zoning Ordinance were revised slightly. Minor text amendments were also made. The PUD zoning allows flexibility to vary the current standards in any zone district.</p>
<p>As required by State law, the City will annually review and evaluate its progress in meeting Housing Element Objectives and prepare a report to the City Council on annual achievements. Alter existing housing strategies or develop new strategies as needed to meet changing City needs.</p>	January 2005, and annually thereafter	<p>The City submitted an Annual Progress Report on the fiscal year, July 1, 2004 through June 30, 2005 to the State December 31, 2005 and on the fiscal year, July 1 2005 through June 30, 2006 to the State December 31, 2006, and will submit this Annual Progress Report on the calendar year 2007, prior to April 1, 2008.</p>
<p>Rehabilitate substandard dwelling units and those occupied (rented or owned) by low- and moderate-income households using the RDA set-aside or HOME grants.</p> <p>The City will seek complementary sources of financing from private organizations and other public agencies. To comply with the requirements of State law, at least 30% of the dwelling units rehabilitated in the redevelopment area will be affordable (to rent or to own) to low- and moderate-income households.</p>	2001-2007 and ongoing	<p>The City is in negotiations for use of HSA funds for the rehabilitation of Continental Apartments (76 units), to be funded in FY 08, through a private developer who is under contract to purchase the units and are currently and will remain deed restricted units.</p> <p>The City applied for but did not receive, a State CDBG Planning and Technical Assistance grant in 2007 to survey housing conditions and household income. The results of the survey could be used to seek additional CDBG and/or HOME funding for housing rehabilitation and community</p>

		development and first time homebuyer assistance. However, the City did not receive the PTA grant.
PROGRAM	TIMING	STATUS
<p>Assist non-profit housing corporations seeking to acquire and maintain privately owned, government-subsidized housing developments, which are at-risk of converting to market rate housing under state or federal loan agreements. Acquisition will be by negotiated sale.</p> <p>The City will use redevelopment set-aside funds to rehabilitation such units, if necessary, to preserve their use for low- and moderate-income households. Also establish an early warning system for possible conversion of those acquired units including the creation of a list documenting the conversion date of the covenant and review of the list on an annual basis.</p>	2001-2007 and ongoing	<p>Bridge Housing received pre-development loan financing of \$575,000 from the Redevelopment Agency for affordable units.</p> <p>The City will set up a tracking system (database) for privately owned and government subsidized housing developments in Suisun City, the date of restriction termination, and have redevelopment set-aside funds ready to rehabilitate the housing, where and if necessary.</p> <p>Two new affordable complexes, Breezewood and Cottonwood Creek will be monitored.</p> <p>The City reports no at risk units.</p>
The Suisun City Housing Authority, which administers the HUD Section 8 program, will continue to seek additional Section 8 vouchers for its very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses when funding for additional vouchers become available and the opportunity becomes available to apply for such funding.	Ongoing	<p>Active Program</p> <p>There are 318 Section 8 Housing Vouchers in Suisun City and 1,300 households on the waiting list as of March 5, 2008</p>
Use a combination of rehabilitation and new construction to preserve or increase those units affordable to low- and moderate-income households. At least 75 percent of any replacement units should be available at comparable cost to the units being removed. A portion of the replacement housing needs will be met through rehabilitation and affordability guarantees on existing dwelling units. The remaining replacement needs will be met through	<p>2001-2007</p> <p><i>Note: Between 2001 and 2007, the Agency does not anticipate removing housing units occupied by low- or moderate-income households. This program will only be triggered if such removal occurs.</i></p>	<p>As Needed</p> <p>This program will be triggered if such removal occurs. No removal occurred during the reporting period.</p>

new construction.		
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PROGRAM	TIMING	STATUS
Continue to implement relocation guidelines to assist very low, low and moderate income households displaced in the Redevelopment Area to find replacement housing. Private property owners using public funds seeking to remove dwelling units occupied by low- and moderate-income households will be required to pay relocation expenses to the affected household, subject to guidelines regarding prior notice and length of residency of the occupant.	2001-2007 <i>Note: Between 2001 and 2007, the Agency does not anticipate displacing low- or moderate-income households. This program will only be triggered if such displacement occurs.</i>	As Needed. Relocation will only be triggered if public funds are used and displacement occurs. If public funds are used, relocation will be triggered regardless of income.
Amend the Zoning Ordinance to permit the development of transitional housing and emergency shelters for single head of households in multifamily residential zones in locations close to services; permit emergency shelters in commercial and industrial zones, subject to a Conditional Use Permit. Designate zoning districts suitable for emergency shelter and transitional housing facilities. Permit these facilities under development standards and the existing conditional use permit process to address building use, parking, access, and other requirements that promote the location of these facilities while addressing health and safety issues.	Met	In May 2005, the City Council permitted emergency housing. Section 18.12.025.H permits emergency and family transitional housing.
Provide information on state and federal fair housing laws and refer discrimination complaints to the Fair Employment and Housing Commission. The City will make available at City Hall and distribute information on state and federal fair housing laws to rental property owners, lenders, and real estate agents in the City.	2001-2007 and ongoing	The City has made this information available at City Hall. In addition, FY08, the information will be posted on the cities website.

PROGRAM	TIMING	STATUS
<p>Cooperate with non-profit housing corporations and for-profit developers specializing in housing for adults 55 years of age and above to accommodate housing that meets the needs of this age group. This will include actions by both the Community Development Department and RDA.</p> <p>Specific actions will include: review The Zoning Ordinance to ensure there are no regulatory barriers to the development of such housing and amend if identified; use density bonus and the planned unit development process to facilitate the development of housing for older adults at sufficient density to make such projects financially feasible; provide assistance to older, low-income homeowners to rehabilitate their homes; assist developers interested in converting or retrofitting existing residential buildings to meet the needs of older adults; assist in the funding of affordable housing for older adults including application for state and federal funds, the use of RDA set-aside funds, and/or the issuance of tax-exempt bonds to provide low-cost financing.</p>	<p>2001-2007 and ongoing</p>	<p>The City is cooperative with developers and housing corporations and would like to encourage the development of senior housing in Suisun. However, during the reporting period there has not been any developer interest in senior housing developments.</p>
<p>The City will cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in the City. Review the update of the Air Force Base General Plan when available for public comment, meet with representatives after review to determine whether unmet housing needs exist.</p>	<p>Air Force Base General Plan was available for public comment in late 2002 and adopted in 2003.</p>	<p>The City meets quarterly with the Travis area Planners Committee.</p>

PROGRAM	TIMING	STATUS
<p>Develop guidelines to ensure that affordable rental housing developments contain an appropriate percentage of three- and four-bedroom dwelling units based on the City's percentage of large families as reported by the 2000 Census. Assist developers in applying for available state and federal programs and Redevelopment Set-Aside funds to provide development subsidies. Provide density bonuses for developers who include large family units in rental housing developments.</p>	<p>2001-2007 and ongoing</p>	<p>The affordable complex, Breezewood Village, has 40 three-bedroom units and 16 four-bedroom units, all of which are affordable to those with incomes at 50 and 60 percent of Area Median Income.</p> <p>The City is continually seeking ways to meet affordable housing numbers using Federal, State and local funding sources.</p>
<p>Continue to implement state and federal requirements for accessibility and adaptability of new residential buildings to meet the needs of mobility impaired persons.</p>	<p>2001-2007 and ongoing</p>	<p>Active Program</p> <p>ADA requirements are reviewed by the City during the plan check review and are implemented and strictly adhered to.</p>
<p>Provide assistance to organizations seeking to develop or convert residential buildings for use as group homes for persons who have disabilities that prevent them from using conventionally designed housing. Assist in identifying suitable sites; review planning and zoning documents for changes that could increase feasibility; consider reducing or using Redevelopment Housing Set-Aside funds to pay permit fees for group homes serving low-income clients; assist developers in applying for available state and federal programs and redevelopment housing set-aside funds.</p>	<p>Ongoing</p>	<p>The City has RDA set-aside money available; however, no assistance has been provided during the reporting period due to lack of interest.</p>

PROGRAM	TIMING	STATUS
<p>Analyze and determine whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures, fees and exactions and building codes. Specifically, the analysis will address parking standards, site requirements, minimum distances between group homes, occupancy standards and definitions of family and regulations on group homes for six or more persons. Analysis will also evaluate its formal reasonable accommodation process for housing intended for persons with disabilities. If any constraints are found in these areas, the City will initiate actions to address these constraints, including the removal of such constraints.</p>	<p>Met and ongoing review for further implementation options</p>	<p>An evaluation has been conducted by the Community Development Department by reviewing existing ordinances. The City permits small group homes as provided by State Law. Large group homes require the approval of a Conditional Use Permit. No applications have been received and no identified constraints exist.</p> <p>The City requires ADA compliance, but does not consider it to be a constraint.</p>
<p>Continue to check building plans for compliance with State energy conversion standards for new residential buildings.</p>	<p>2001-2007 and ongoing</p>	<p>Active Program.</p> <p>Building plans are always checked for compliance with state energy conversion standards.</p>
<p>The state energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns that encourage conservation. The City will continue to implement design guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use and will become part of the city's overall development standards.</p>	<p>2001-2007 and ongoing</p>	<p>Active Program.</p> <p>Low maintenance landscaping, specifically that which encourages low water use, is encouraged by the City. Currently, these guidelines are not considered a constraint. In addition, all building plans must conform to the newly adopted IBC for energy compliance.</p>

PROGRAM	TIMING	STATUS
Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many low-income home owners, and owners of rental units whose occupants are low-income, lack the financial resources to undertake such home improvements. The City will continue to help low-income homeowners apply for assistance from other agencies to make energy conservation improvements.	2001-2007 and ongoing	This is an active program; however, the City has not received any application for assistance during this reporting period.

C. Progress toward mitigating constraints identified in the housing element.

1. Staff Turnover:

Staff turnover and limited staff has been a constraint for Suisun City and in the development of affordable housing. The City has hired a consulting service to assist in accomplishing short and long term goals including seeking funding and achieving goals outlined in the Housing Element.

2. Build Out:

Build out and the limited availability of vacant and suitable land is a concern and could be a future constraint in the development of affordable housing and in meeting housing obligations. The City is considering intensifying land and building uses.

3. Open Space Requirements:

Most developments have open space requirements. The side yard set backs and some text in the Zoning Ordinance were revised slightly October 2005. Open space requirements do not pose a significant constraint in the development of affordable housing.

4. Disability Provisions:

No constraints have been found due to Building or Zoning Code regulations regarding Disability Provisions. The City will continue to monitor land use regulations for possible governmental constraints to housing for persons with disabilities. It is a standard building permit process to improve accessibility in existing units. Codes may be an obstacle to efficient construction.